

### III. ENVIRONMENTAL CONSTRAINTS

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- 4) Consider changes to the C.R. District when necessary if the proposed project is compatible with all components of this plan, in particular to the site design guidelines, and if the lots have frontage on York and Mt. Carmel Roads as documented on the April 1, 1987 State Department of Assessments and Taxation property map (Number 22).
- 5) Consider rezoning to C.R. District all commercially zoned parcels within the proposed C.R. District boundary at the earliest appropriate time.
- 6) Concentrate commercial zoning for the Northern area in Hereford or other rural villages. Discourage commercial zoning along roads outside of these areas.
- 7) The services listed in Appendix D should be discouraged from locating in Hereford.
- 8) Encourage the location of services listed in Appendix E.

## ENVIRONMENTAL CONSTRAINTS

The Hereford study area is located outside the planned service area for water and sewer as documented in the Baltimore County Water Supply and Sewerage Plan 1980-1990. The no planned service area is designated to the areas defined as rural and agricultural areas in the Baltimore County Master Plan 1979.

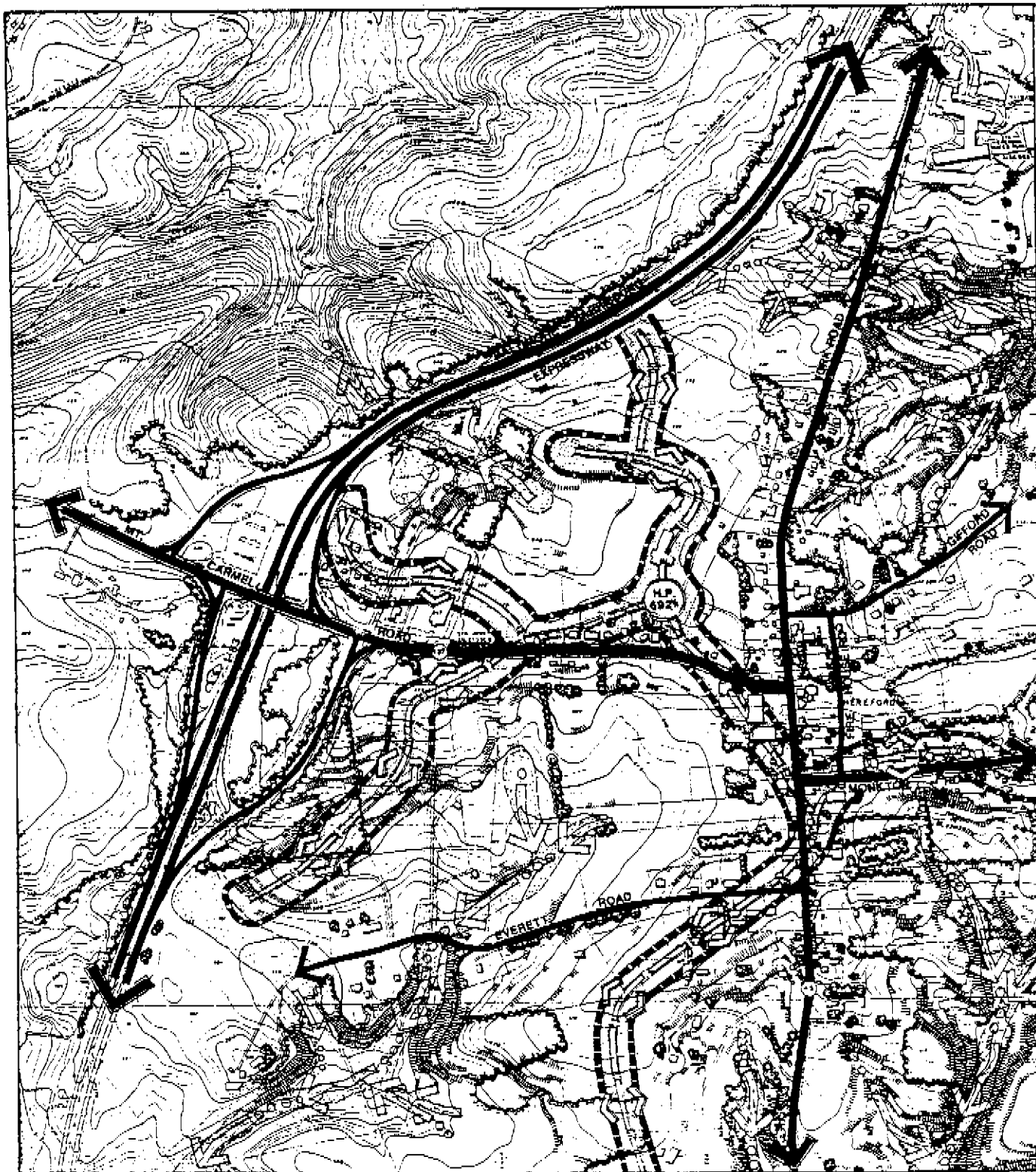
The environmental goals for the rural and agricultural areas include land use and resource protection components. The land uses were addressed in other sections of the Plan. The resource protection concerns focus on protection of groundwater and surface water. The emphasis for the protection of the water resources is to protect both existing and future public water sources.

The protection of surface water is provided through stormwater management and sediment control. These measures are required on proposed development plans with exemptions given to projects which disturb less than 5,000 square feet. The small parcel size, goal of adaptive reuse of existing buildings and the standard requirements for a certain number of parking spaces put severe constraints on being able to meet the requirements to provide stormwater management. This is generally not an issue on larger sites, greater than 2 acres, because there is enough space to locate an onsite stormwater management system.

The Department of Environmental Protection and Resource Management is the County agency with authority and responsibility for stormwater management. The Engineering Services Division reviews plans and makes site by site determinations.

The issue of stormwater management is further complicated by the three ridge lines in Hereford (Map 5). Although this is advantageous in that the runoff is dispersed, it precludes consideration of a single regional system. In addition, there is a lack of suitable outfalls for the commercially zoned areas.

The existing surface drainage systems in Hereford are old and should be investigated for adequacy.



# LEGEND

	Woods		Expressway
	Ridge Line		Minor Arterial Road
	High Point		Major Collector Road
	Steep Slopes (Over 20%)		Minor Local Road
	Major Drainage Course		Potential Critical Recharge Area
	Secondary Drainage Course		
	Hydric Soils		

## ENVIRONMENTAL CONSTRAINTS

# **HEREFORD** **COMMUNITY PLAN**

Prepared By:  
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## MAP 5

The greatest immediate concern, from a resource protection standpoint, is groundwater. The small lot sizes with existing water supply and sewage systems that in a significant number of instances do not meet current standards makes the continued provision of potable groundwater an important issue. Furthermore, the small lot sizes in conjunction with placement of surrounding wells and septic systems, in many cases, leaves inadequate area for sewage disposal system repair. Potable water quantity has not been a major concern in the past, but with redevelopment, and greater parking requirements, provisions must be made to assure adequate well recharge. The location of three ridges in Hereford complicates this issue.

The three ridges in Hereford represent critical recharge areas where the groundwater system receives no significant increase in volume from upgradient locations (Map 5). Essentially it is that area associated with the top of the groundwater divide. Decreases in groundwater recharge due to increased impervious surface area should be avoided to ensure continued availability of groundwater to individual supply wells.

Groundwater quality was evaluated in the older commercial core along York Road. It was found that there are levels of concern for chlorides and nitrates. Although these levels do not pose an immediate health hazard, they raise the issue of long-term viability of existing wells, the concern for increasing impervious surfaces, and the concern for uses such as: dry cleaning facilities, furniture strippers and refinishers, car washes, restaurants, and beauty salons.

In summary, the environmental constraints in Hereford require greater consideration. The fostering of Hereford as a Rural Center with even limited growth presents conflict with meeting all environmental standards for well location, septic reserve, stormwater management, and limits on impervious surfaces. The consideration should include the following project studies:

(A) improvements to surface water drainage systems, (B) cost and operational feasibility of a community well system, (C) policies to link size of septic reserve area to permitted uses, (D) policies on impervious surface increases, (E) feasibility of community fire cisterns, and (F) feasibility of a community parking area. Much of this information is available but needs to be tailored to the specific scenario that exists in Hereford.

#### ACTIONS

- 1) The County Department of Public Works should prepare an engineering analysis of Hereford's surface drainage systems. In the event that a determination is made that improvements are necessary, these should be programmed into the Baltimore County Capital Improvement Program.
- 2) Survey existing groundwater sources for quality and quantity. Identify potential well protection areas in the event that remediation of individual sites is necessary.
- 3) Locate by field survey all water and sewer systems. Couple this information with hydrogeologic conditions in the area to determine future requirements for assuring groundwater protection.
- 4) Investigate a comprehensive environmental strategy which should include consideration of programming projects into the Baltimore County Capital Improvement Program.
- 5) Require water balance assessment as part of the development information submitted by the developer in critical recharge zones (Map 5).
- 6) Provide for groundwater recharge zones in any critical yield area.
- 7) Require distributed infiltration for all storm water runoff.
- 8) Require the use of water conservation devices (i.e., low-flush toilets, low water use faucet adaptors, etc.).
- 9) Identify land uses not suitable from quality or quantity perspectives.